



TOWN OF WEST HARTFORD

AGENDA ITEM SUMMARY

To: Town Council

From: Matt Hart, Town Manager

Date: 8/14/2018

CC: P. Alair, M. McGovern, T. Dumais

Subject: Application by Downstream Properties, LLC, requesting modifications to the existing conditions of approval for Special Development District #46, located at 643 Prospect Avenue. The requested amendments seek to allow the existing third floor space to be used for office; to allow professional office use within the SDD and for minor architectural amendments to the façade of the building. (852)

Background: An Application was filed on behalf of Downstream Properties LLC, owner of 643 Prospect Avenue, Special Development District (SDD) #46. The requested amendment seeks modifications to the existing conditions of approval to allow for the third floor space to be used as office and to allow professional office use within the SDD. In addition, the proposed changes necessitate certain ADA compliance improvements. As such, minor architectural amendments to the façade of the building are also proposed.

Operational Impact: The Special Development District application is not anticipated to have any operational impacts on the Town.

Financial Impact: An initial application fee of \$1,180 was collected as part of the required permitting fees for this type of land use application. If approved, additional revenue would be collected from building permit fees.

Legal Review: The Corporation Counsel's Office will need to review the final version of the ordinance for its form and legality prior to public hearing.

Recommendation: Receive the application; immediately refer to the Town Plan and Zoning Commission and the Design Review Advisory Committee for their required review; and schedule for Public Hearing within not less than thirty nor more than sixty days

Attachments:

- 1) Application narrative and supporting information
- 2) Application plan set